

COUNCIL ACTION FORM

**SUBJECT: MINOR FINAL PLAT FOR GREEN HILLS COMMUNITY SUBDIVISION,
FIRST ADDITION**

BACKGROUND:

Green Hills Health Care Center is requesting approval of a final plat of a proposed subdivision known as Green Hills Community Subdivision, First Addition. The subject site in its current configuration is presently described as Parcel "B", and is shown on "Attachment 1: Location Map." The site is included in a development commonly known as the Green Hills Retirement Community. The subdivision plat will divide existing Parcel "B" into Lot 1 and Lot 2. Lot 1 (1.56 acres) includes the Health Care Center and the Skilled Nursing portion of the development. Lot 2 (1.30 acres) includes the Assisted Living Facility and the Wellness Center. A copy of the final plat is included as "Attachment 2."

On May 10, 2011, the City Council approved an amendment to the Green Hills Major Site Development Plan, which included additions to the existing building for assisted living apartments, expansions to the nursing care portion of the facilities, a new wellness center, and expanded parking areas. The property owner now proposes to separate the facilities onto proposed Lots 1 and 2, and an existing Parcel "A" for tax purposes.

Public utilities exist to serve this site and no additional improvements are needed. Existing easements of record are shown on Sheet 2 of the final plat. One new easement is proposed as part of the proposed subdivision. This is a "Cross Easement for Ingress and Egress" across Parcel "C" to provide access to proposed Lot 2 of the subdivision, and is shown on Sheet 2 and labeled as "F" on the "Easement List."

The following documents have been submitted with the Final Plat:

1. Resolution Accepting Final Plat of Green Hills Community Subdivision, First Addition;
2. Consent to Subdivision Platting;
3. Mortgagee's Consent to Platting;
4. Certificate of the Treasurer of Story County, Iowa;
5. Attorney's Title Opinion; and,
6. Cross Easement for Ingress and Egress.

The City Council is required to determine compliance with the applicable law found in Attachment 3. Staff's analysis of the proposed subdivision plat demonstrates compliance with zoning and subdivision standards.

Based upon the analysis of City staff, the City Council may conclude that the Final Plat conforms to relevant and applicable design and improvement standards of the Ames *Municipal Code* Chapter 23 (Subdivisions), to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.

ALTERNATIVES:

1. The City Council can approve the final plat for Green Hills Community Subdivision, First Addition.
2. The City Council can deny the final plat for Green Hills Community Subdivision, First Addition.
3. The City Council can refer this request back to staff or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed Minor Final Plat for Green Hills Community Subdivision, First Addition is consistent with the existing zoning, as well as the subdivision and zoning regulations.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, thereby approving the Final Plat of Green Hills Community Subdivision, First Addition.

Attachment 1: Location Map

Created By: Department of Planning & Housing
Date Created: 6/19/2012

Proposed Green Hills Subdivision, First Addition




Parcel ID 0916254020 **Alternate ID** 0916254020 **Owner Address** GREEN HILLS HEALTH CARE CENTER
Sec/Twp/Rng 16-83-24 **Class** C - COMMERCIAL
Property Address 2210 HAMILTON DR AMES **Acreage** n/a

District 01001 - AMES CITY/AMES SCH
Brief Tax Description PARCEL "B" GATEWAY- GREEN HILLS SD LOT 6 & GATEWAY-GREEN HILLS SD 2ND ADD LOTS 1 & 2
 SLIDE 406 PG 1
 (Note: Not to be used on legal documents)

Last Data Upload: 6/19/2012 4:01:22 AM

Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:
 The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

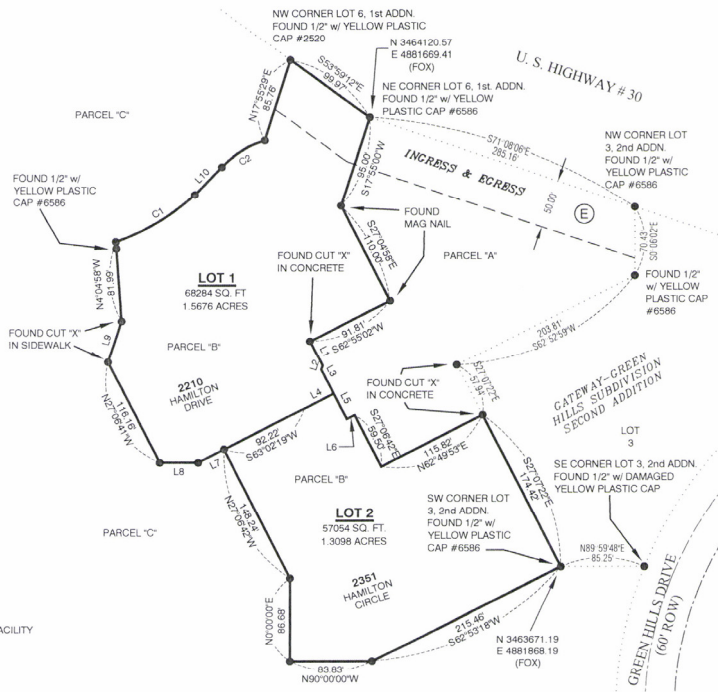
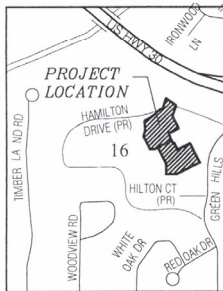
developed by
 The Schneider Corporation
www.schneidercorp.com

ATTACHMENT 2: FINAL PLAT

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

FINAL PLAT GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION

(E) = EXISTING INST. # 11-4772
MAY 24, 2011



OWNER OF RECORD

GREEN HILLS HEALTH CARE CENTER, INC.
2200 HAMILTON DRIVE
AMES, IA 50014

PROJECT ADDRESS

GREEN HILLS COMMUNITY
2200 HAMILTON DRIVE
AMES, IA 50014

LAND USE & ZONING

EXISTING ZONING: F-PRD
EXISTING LAND USE: RETIREMENT COMMUNITY FACILITY

LINE NUMBER	BEARING	DISTANCE
L1	N27°04'58"W	28.77
L2	N17°53'18"E	4.51
L3	N27°07'58"W	27.53
L4	N62°51'50"E	33.65
L5	N27°07'58"W	29.79
L6	S62°53'41"W	8.83
L7	N62°53'18"E	29.68
L8	S89°58'41"W	39.16
L9	N17°55'02"E	45.00
L10	N44°10'45"E	39.50

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	94.94'	227.65'	23°53'41"	N58°45'33"E	94.25'
C2	52.31'	90.09'	30°59'47"	S57°50'09"W	51.60'

DESCRIPTION

A REPLAT OF:
PARCEL "B", IN LOT SIX (6), GATEWAY-GREEN HILLS SUBDIVISION; AND IN LOTS ONE (1) AND TWO (2), GATEWAY-GREEN HILLS SUBDIVISION, SECOND ADDITION, IN THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON MAY 24, 2011 AND RECORDED AS INSTRUMENT # 11-04769 ON SLIDE 406 AT PAGE 1. PARCEL CONTAINS 125,338 SQUARE FEET OR 2.8774 ACRES NET.

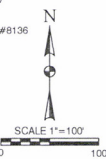
NOTE:

"SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT."

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
- FOUND 1/2" REBAR w/CAP #8136 UNLESS OTHERWISE NOTED
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
- EXISTING LOT LINES
- () RECORDED AS



GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION
REPLAT OF PARCEL "B"
CITY OF AMES, STORY COUNTY, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.
Kenneth D. Janssen date *5-14-12*
Kenneth D. Janssen, PLS
Iowa License Number 8136
My License Renewal Date is December 31, 2013
Pages or sheets covered by this seal: THIS SHEET

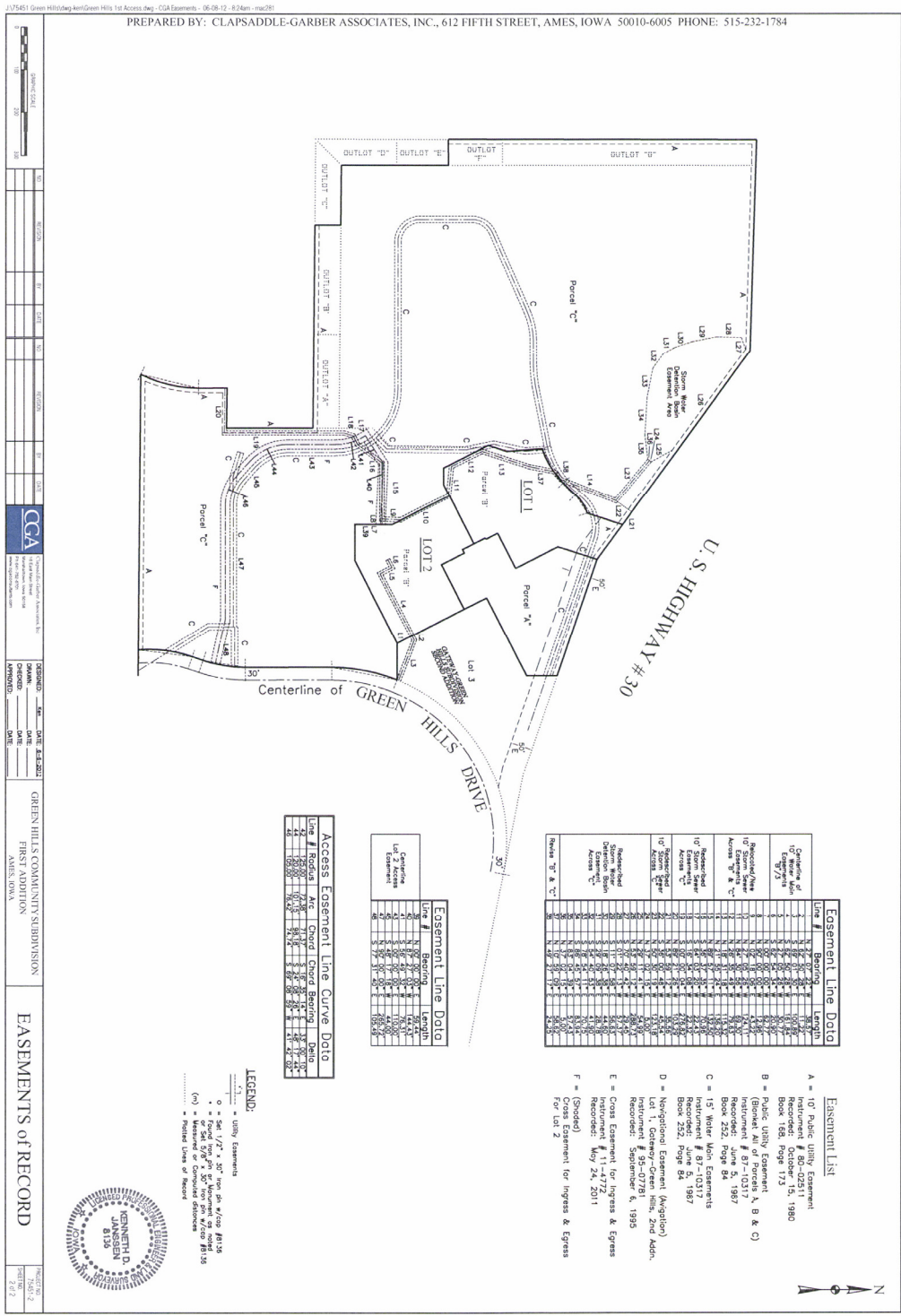


Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
PH 641-752-6701
www.cgaassociates.com

DRAWN	SHEET NO
WLB	1 OF 2
DATE	PROJECT NO.
5-24-2012	75451.05

J:\1561 Green Hills Sub PLAT DRG SUBDIVISION PLAT.dwg PLOT01 06/14/12 9:45am mac21

ATTACHMENT 2: EASEMENTS



ATTACHMENT 3: APPLICABLE LAW

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames Municipal Code Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.